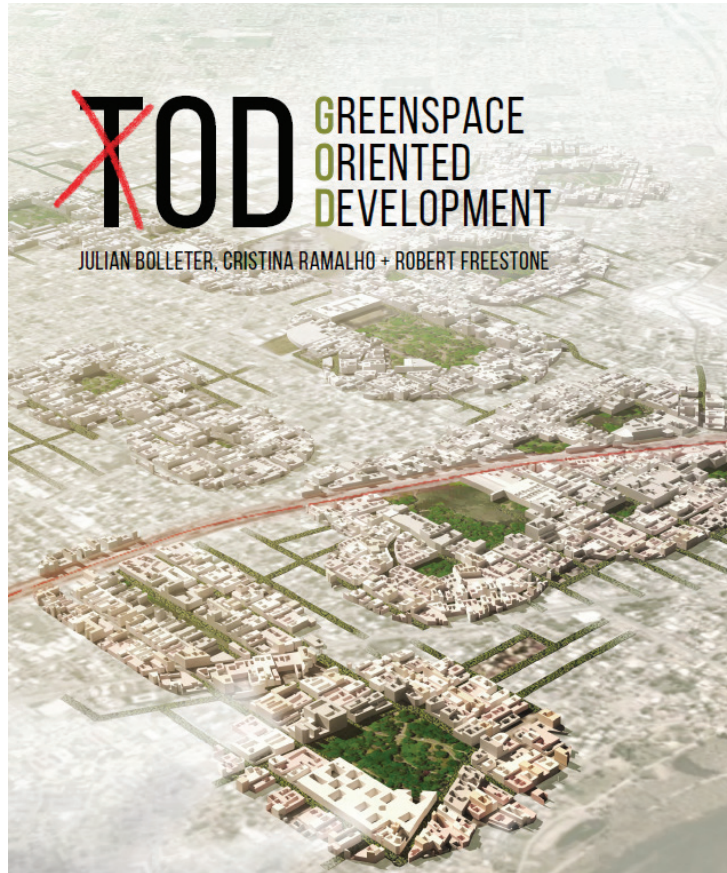


# AUDRC Research Note

## Greenspace-Oriented Development



## *Will GOD save our cities?*

### Background

- Transit Oriented development (TOD) proponents believe that compact urban form co-located with public transport nodes—often referred to in planning policies as ‘activity centers’— is a viable antidote to sprawl, delivering densification and many other benefits. The concept had near-universal appeal, and “now almost every metropolitan region with major public transport infrastructure has adopted some form of high-density TOD scenario.

- The reality of urban development in Australian cities, however, contrasts starkly with the theoretical TOD vision. Given the problems in translating TOD from theory to practice an alternate pathway more in tune with the realities of middle-ring suburbia deserves consideration.

- Our model spins off TOD, but while TOD co-locates urban densification with public transport hubs, Greenspace-Oriented Development (GOD) correlates urban densification with significant, upgraded public green spaces and parks that are well served by public transport in middle-ring suburbs.

- At its foundation, a GOD approach builds upon the well-recognized importance of urban green spaces in delivering a plethora of benefits to urban dwellers, and most importantly, in underpinning approaches for greater sustainability and livability in cities.

- The central spatial idea is to develop the walkable catchment of upgraded parks (a distance of about 400 m) with new medium-density infill development. The positive aspects of suburban

development (such as low- and mid-rise development and access to open space) are woven together with those of urban districts (such as access to public transport, facilities, and good urban design).

### Key findings

- Perth has 420 parks within the suburban core area suitable for GOD, which means if they were developed, GOD could yield well over a million infill dwellings, a figure far exceeding infill targets.

### Links to publications

- Bolleter, J., Ramalho, C., & Freestone, R. (2022). Greenspace Oriented Development. LA+(Spring), 53-59.

- Bolleter, J., & Ramalho, C. (2019). Greenspace-Oriented Development: a manual for reconciling Nature and urban densification in suburban cities. London: Springer.

- Bolleter, J., & Ramalho, C. (2014). The potential of ecologically enhanced urban parks to encourage and catalyse densification in greyfield suburbs. Journal of Landscape Architecture, 9(3), 54-65

### Contact

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